

TOWNSHIP OF WALL

ORDINANCE NO. 16 - 1991

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XV, "ZONING", OF "THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WALL, 1977", AS AMENDED AND SUPPLEMENTED, PERTAINING TO A COMMERCIAL RECREATION ZONE.

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL in the County of Monmouth and State of New Jersey as follows:

Section 1. Chapter XV, "Zoning" subsection 15-4.1, "Zones", is hereby amended to add the following zone:

"CR Commercial Recreation Zone"

Section 2. Subsection 15-4.2.1, "Zoning Map Amendments", is hereby amended to add the following:

"The map entitled "Zoning Map of the Township of Wall" dated May 30, 1979, as amended, is hereby further amended and revised as follows: To include Block 907, Lot 9 as a "CR" Zone, thereby deleting this lot from the B-2 Zone District".

Section 3. Chapter XV, "Zoning", is hereby amended to add a new subsection 15-18.8 to read as follows:

"15-18.8 CR Commercial Recreation Zone.

A. Permitted Principal Uses. In the CR Zone, no premises shall be used and no structure shall be erected, altered or occupied for any purposes except the following:

1. Physical fitness facilities.

2. Ice skating rinks.
3. Membership sports and recreation clubs.
4. Municipal buildings, facilities and services essential to the operation of the township, subject to general review and recommendation by the Planning Board.

B. Permitted Accessory Uses.

1. Signs, as regulated by Section 15-22.
2. Fences, as regulated by Section 15-20.
3. Storage buildings and garages.
4. Those buildings and uses which are essential to the operation of the principal use situated on the premises, which are incidental and subordinate to the principal use and which conform to all performance standards established in this Chapter.

C. Compliance with Site Plan Standards, Subdivision Standards and Regulations. Applications for development in the CR Zone shall follow and be subject to the applicable ordinances, procedures, regulations, standards and guidelines as required for preliminary and final site plan and/or subdivision review and other applicable ordinances which are incorporated herein by reference.

D. Minimum Regulations. Development in the CR Zone shall be subject to the area, yard and building requirements established in this Chapter for the B-2 Zone, except that the minimum lot area shall be five (5) acres."

Section 4. Chapter XV, "Zoning", of "The Revised General Ordinances of the Township of Wall, 1977", subsection 15-19.2, "Required Offstreet Parking Spaces", be and the same is hereby amended and supplemented by the deletion therefrom of subsection 15-19.2 a. 6.(b), and the substitution therefor of the following:

<u>USE</u>	<u>MINIMUM # OF SPACES</u>	<u>PER</u>
"(b) Skating Rinks		
1. Skating rinks open to the public for skating.	1	100 sq. ft of rink area
2. Skating rinks used for ice hockey team play or team practice only.	1	200 sq. ft of rink area"

Section 5. All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.

Section 6. Should any section, paragraph, clause or any other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

Section 7. This Ordinance shall take effect upon its passage and publication according to the law.

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on *April 10, 1991* and will be further considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on *April 24, 1991* at 8 o'clock p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to, and up to and including, the date of such meeting, copies of said Ordinance will be made available at the Clerk's office in the Township of Wall Town Hall to the members of the general public who shall request the same.

**BEATRICE M. GASSNER, C.M.C.
Township Clerk**